



Old Town San Diego and Midway-Pacific Highway Community Plan Updates Planning Commission Workshop

December 17, 2015





Workshop Agenda

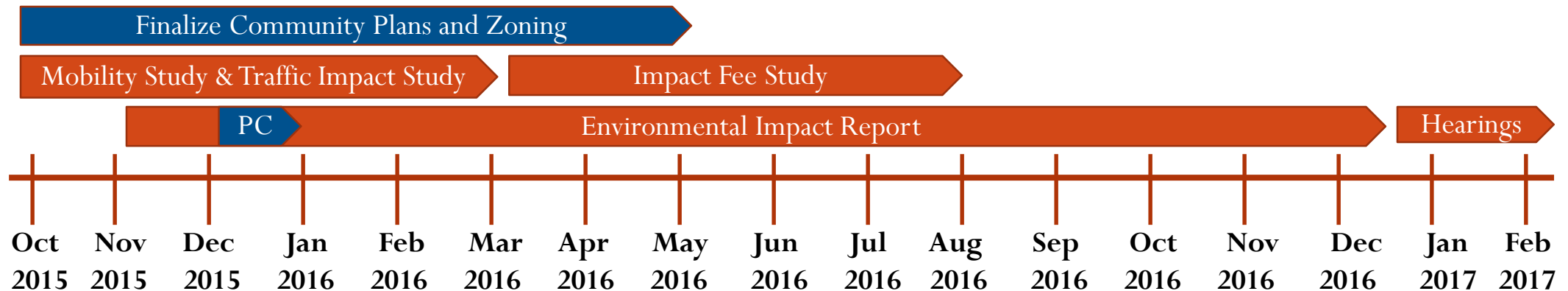
1. Community Plan Updates Status and Timeline
2. Old Town San Diego Community Plan Discussion Draft Overview
 - Old Town Comments & Questions





Status and Timeline

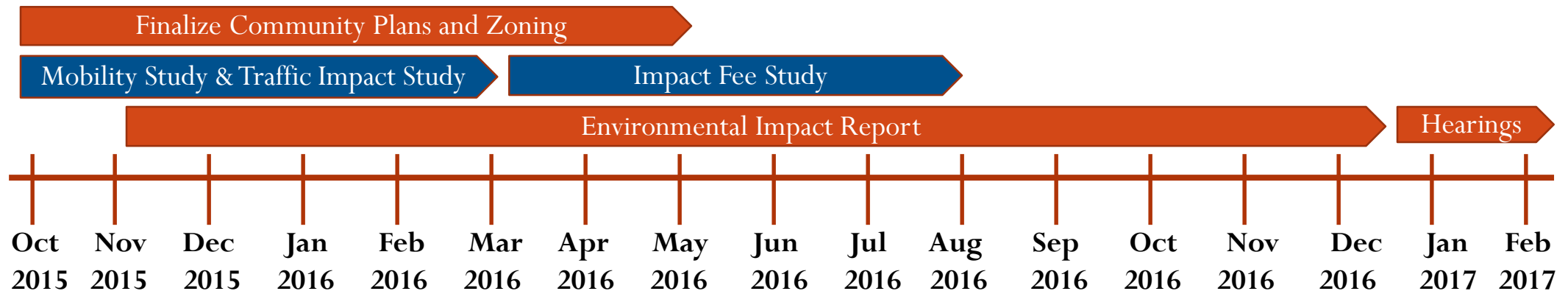
- Finalizing Community Plans and Zoning
 - Community Plan drafts review, refinement in process
 - Draft Old Town Planned District Ordinance update and Midway-Pacific Highway Zoning Program and CPIOZ





Status and Timeline

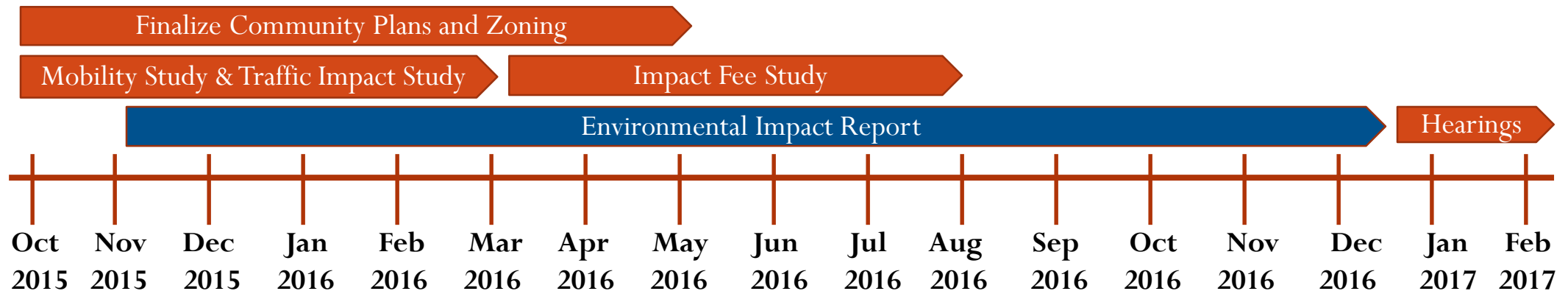
- Mobility and Infrastructure Planning
 - Mobility Study: Started, due Feb. 1, 2016
 - Traffic Impact Study: Started, due Mar. 1, 2016
 - Impact Fee Study: After Traffic Study (Mar-Aug 2016)





Status and Timeline

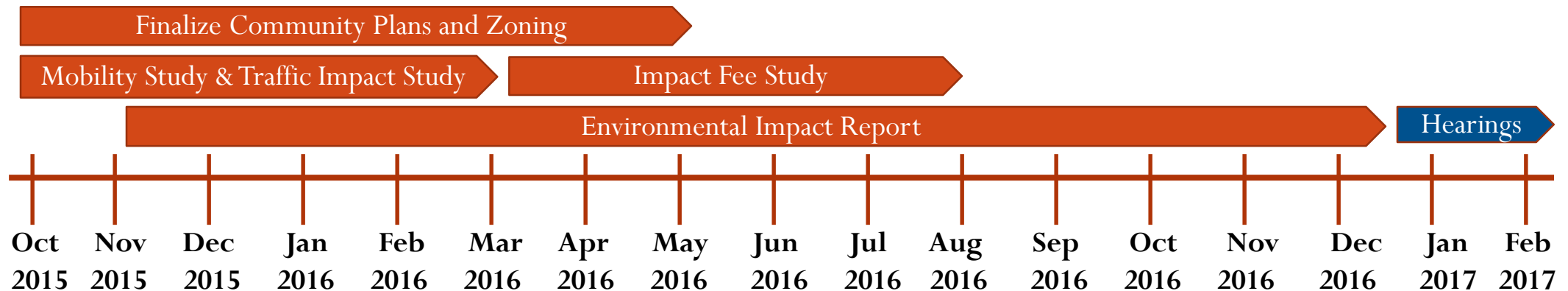
- Environmental Impact Report
 - Preparations and technical studies underway
 - Public Scoping Meetings held in November 2015
 - EIR Public Review and Comment Period: Sept.-Oct. 2016





Status and Timeline

- Adoption Hearings for Community Plan & EIR
 - Planning Commission: January-February 2017
 - Council Committee & City Council: February 2017





Old Town San Diego

COMMUNITY PLAN UPDATE

Old Town Background

- Community of historical importance
- Community Plan adopted 1987
 - Old Town San Diego Planned District Ordinance
 - Old San Diego Architectural and Site Development Standards and Criteria (1973)

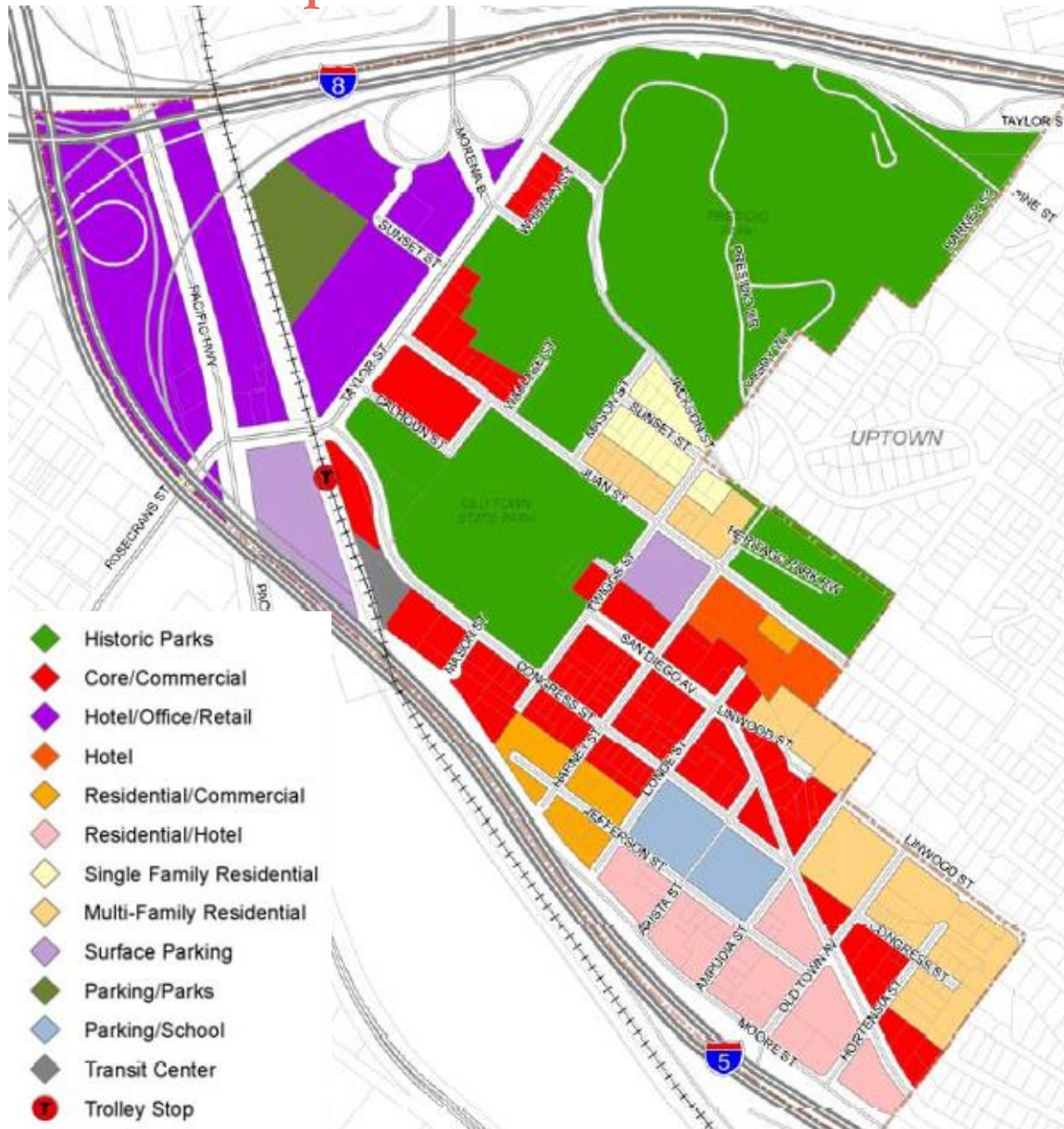




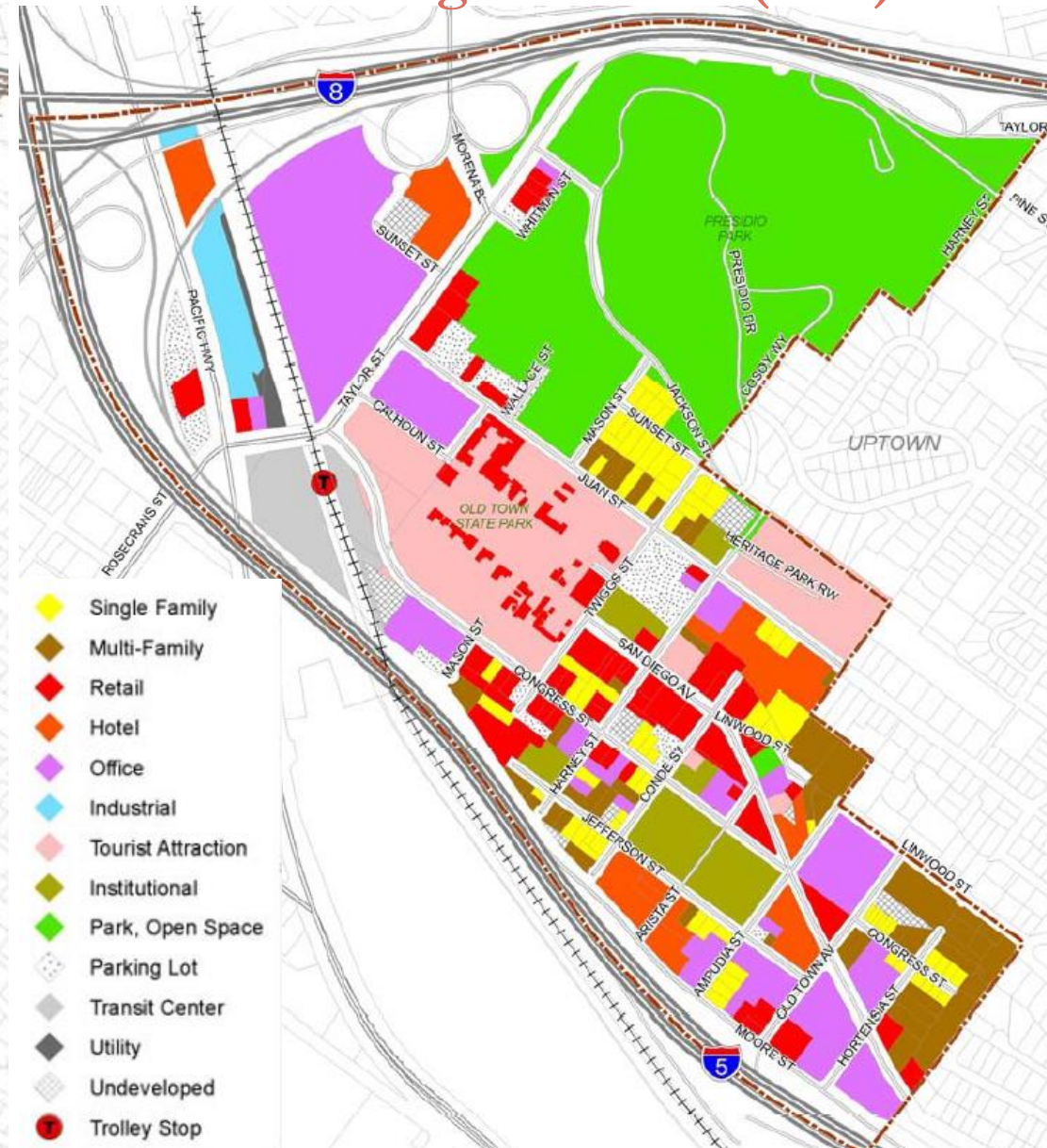
Old Town San Diego

COMMUNITY PLAN UPDATE

Adopted Plan Land Use



Existing Land Use (2011)





Old Town San Diego

COMMUNITY PLAN UPDATE

Community Plan Update Discussion Draft

- Community engagement:
 - Workshops, charrette, survey, Advisory Committee meetings
- Community Input:
 - Preserve and enhance historical significance
 - Balance residential and visitor-oriented uses
- Incorporates Architectural and Site Design Standards & Criteria





Old Town San Diego

COMMUNITY PLAN UPDATE

Guiding Principles

- Community of National and International Historic Importance
- Community Founded by People of Diverse Heritages
- Visitor Destination and a Residential Community
- Small and Local Business Core
- Pedestrian-Oriented Community with Historic Block Patterns
- Community Connected to its Heritage and Open Space Areas



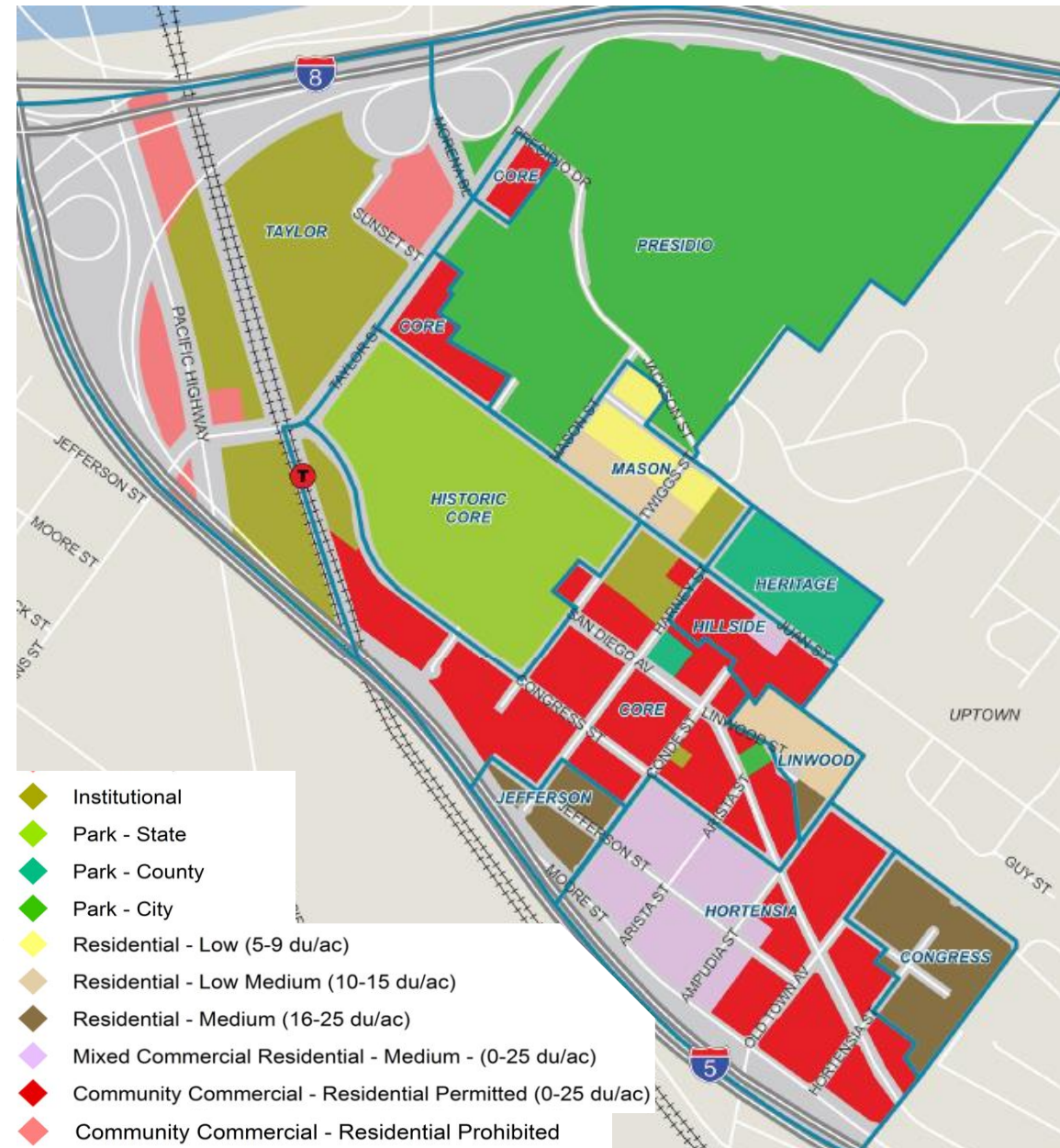


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Proposed Land Use

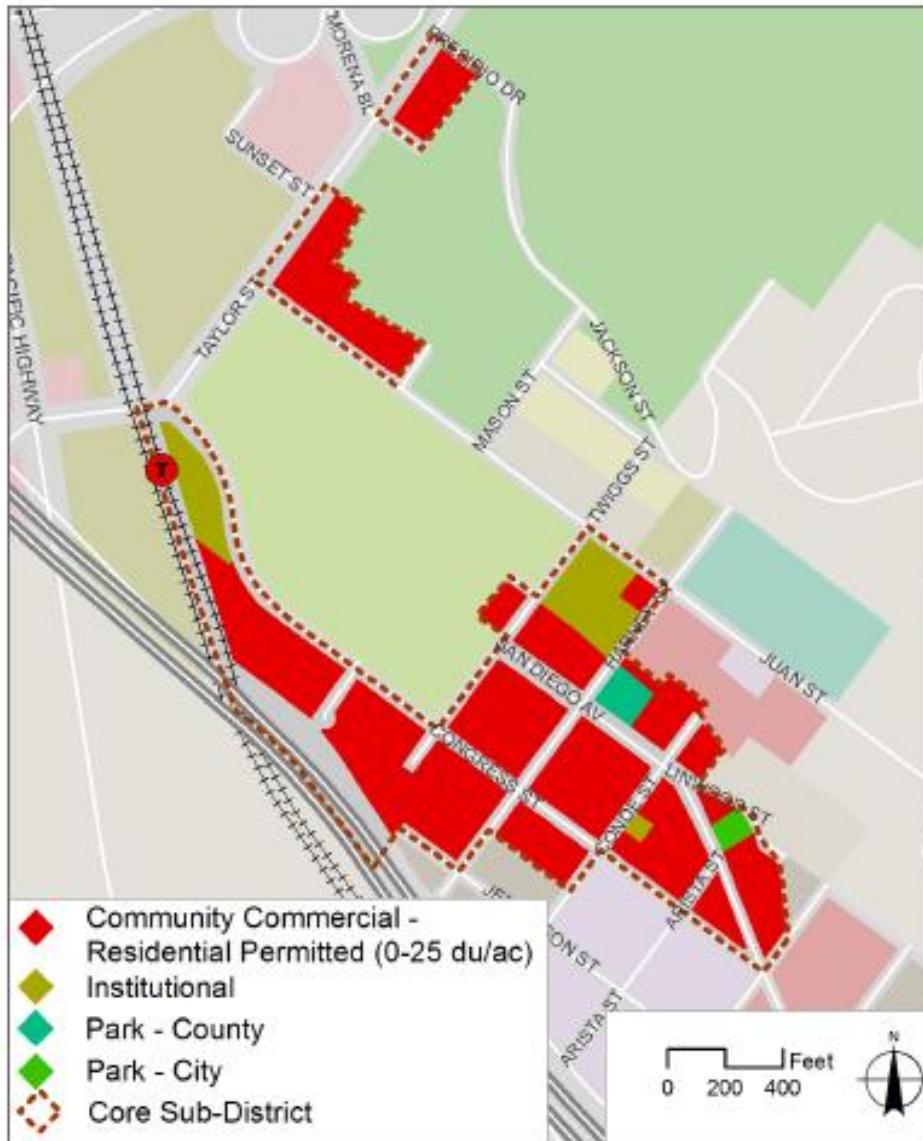
- General Plan Land Use Designations
- Core Sub-District – Community Commercial, Residential Permitted
- Hortensia Sub-District – Mixed Commercial Residential and Community Commercial – Residential Permitted





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COMMUNITY PLAN UPDATE



Land Use Map - Core Sub-District

- Commercial land use focus
- Mixed uses allowed: residential above or behind commercial uses





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Land Use Map - Hortensia Sub-District

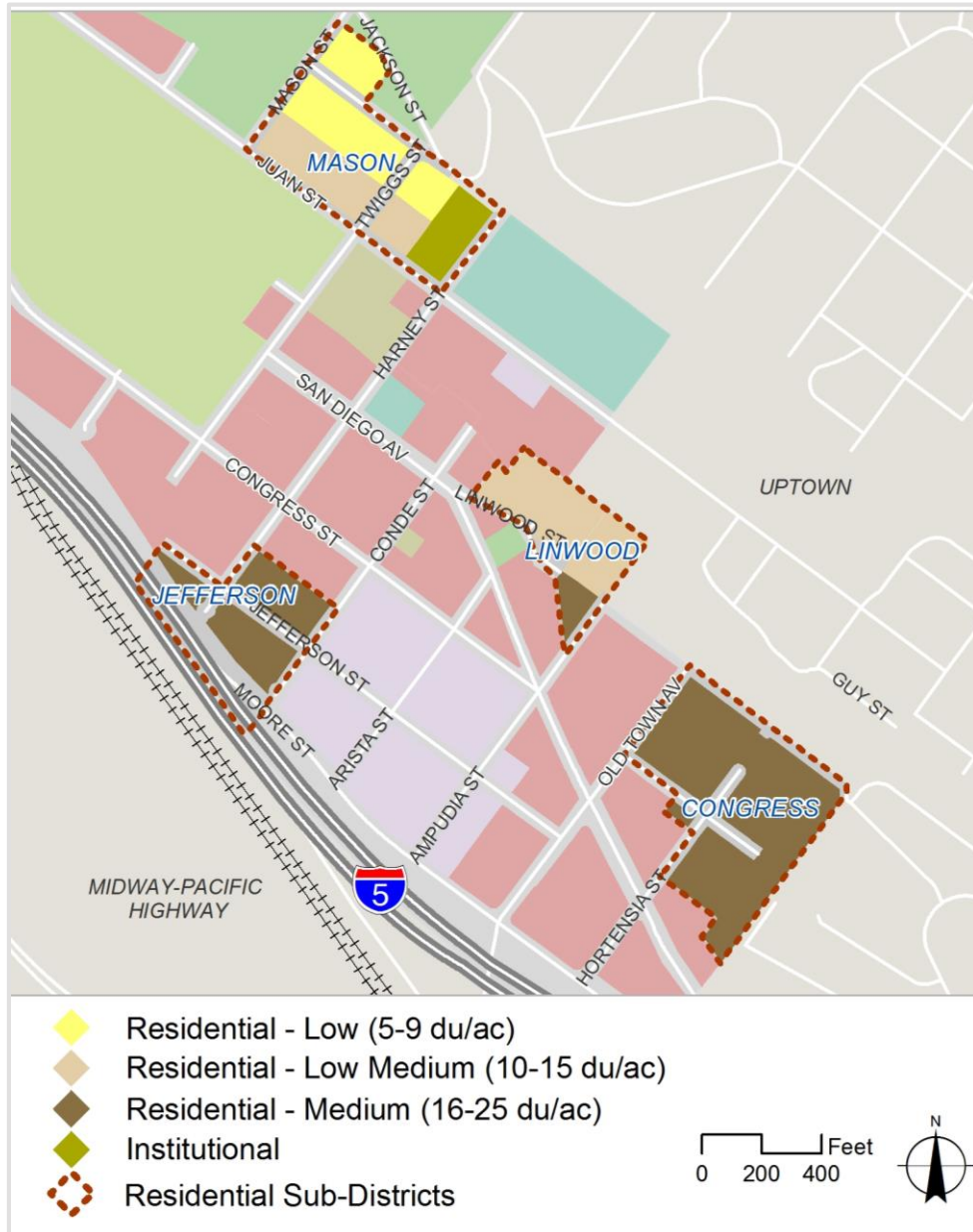
- Scale, massing, and character issues
- Floor Area Ratio bonus from 0.6 to 1.0 as incentive to redevelop large-scale buildings to be compatible with historic community character





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Land Use Map - Residential Sub-Districts

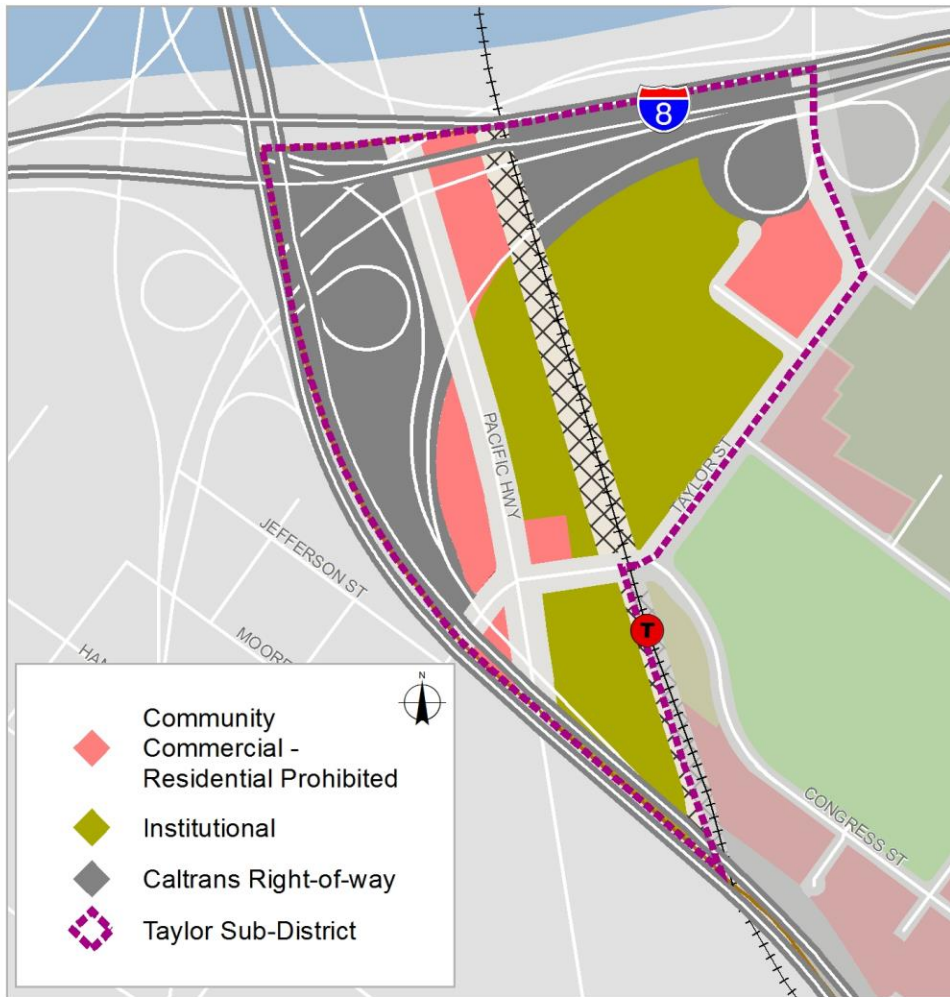
- Potential George Marston Historic District within Mason Sub-District





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Land Use Map - Taylor Sub-District

- Future visitor-oriented parking structure at Old Town Transit Center





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Mobility

- Improve pedestrian connections to parks and to transit
- Improve bicycle connections
- Maximize visitor parking near freeway access

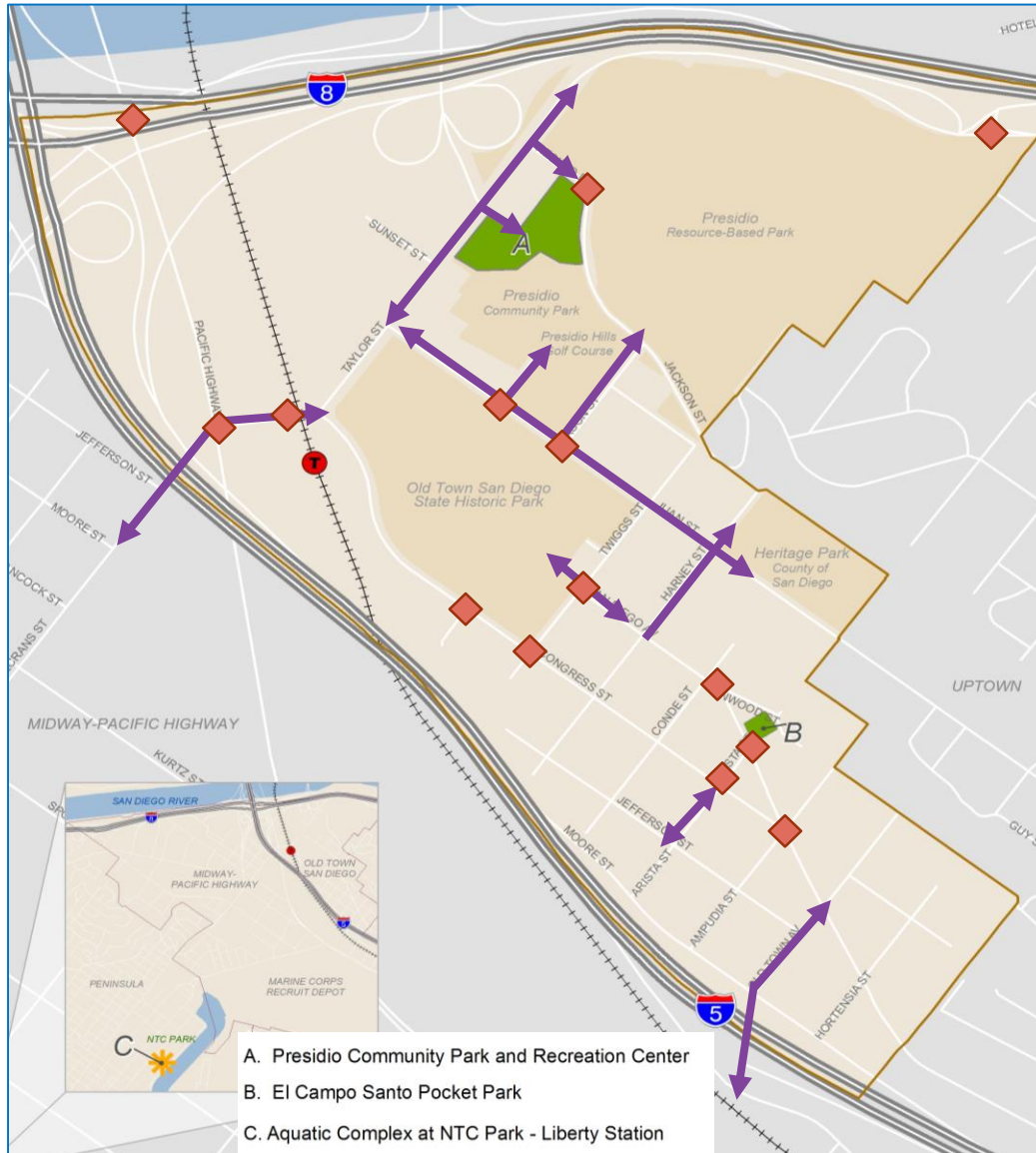




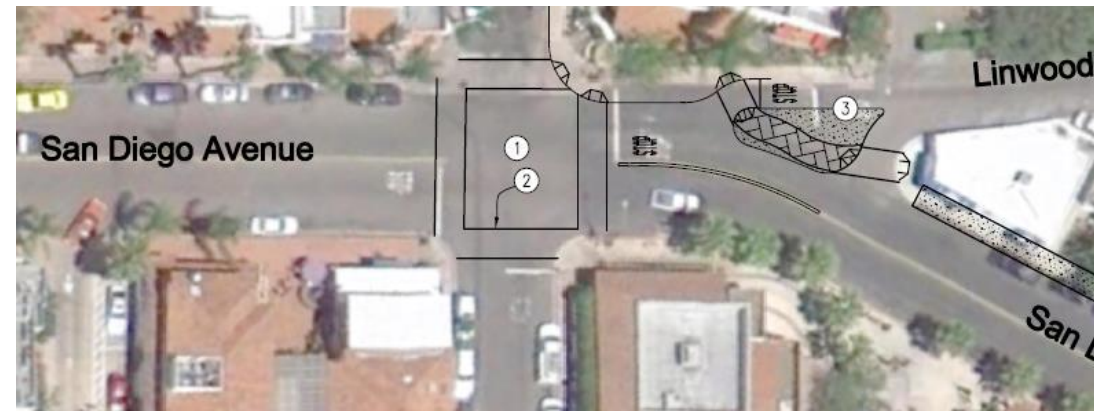
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Pedestrian Connection Improvement Concepts



Conceptual Improvement from Pedestrian Master Plan



Wayfinding Designs by Old Town Chamber of Commerce



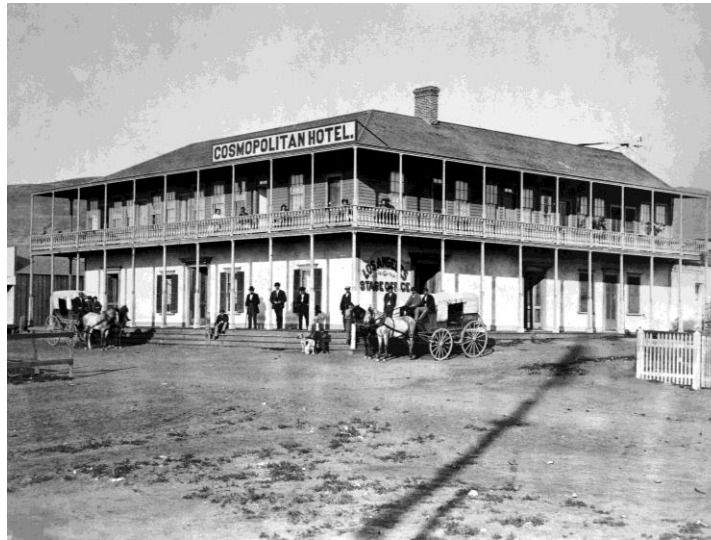


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Urban Design Element

- Improved guidance on how development can be consistent with historical community character
- Methods to bring the character found in Old Town State Historic Park into the rest of the community





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COMMUNITY PLAN UPDATE

Urban Design Element

- Desired building forms and architectural details identified and illustrated with photographs of historic and modern buildings





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Urban Design Element

- Site Design, Signage, and Landscaping



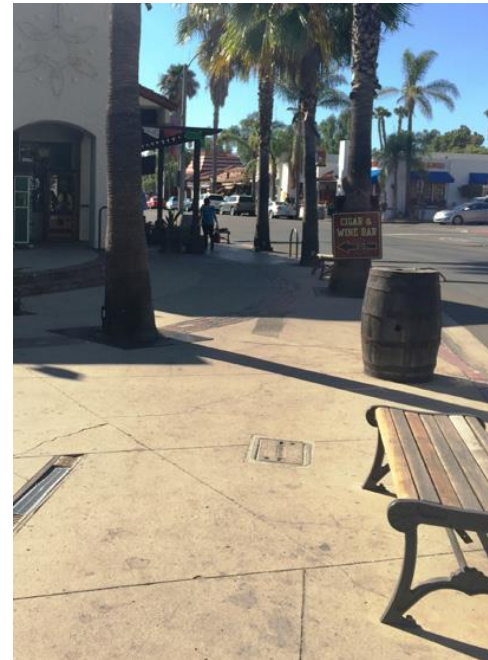


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Urban Design Element

- Streetscape
 - Street tree selections are native and local species
 - Street furniture, sidewalks and pedestrian lighting



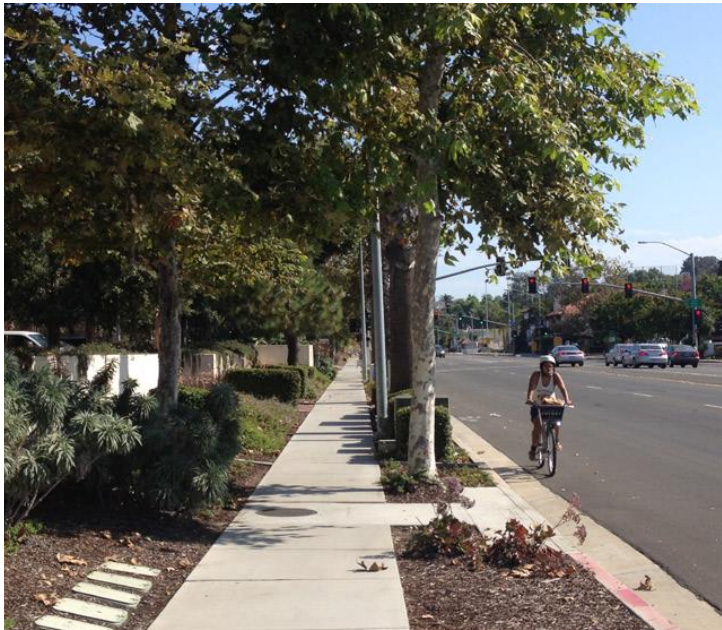


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Urban Design Element

- Street Corridors
 - Use streetscape elements to emphasize and enhance community character





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Urban Design Element

- Gateways
 - Create gateway features for sense of arrival



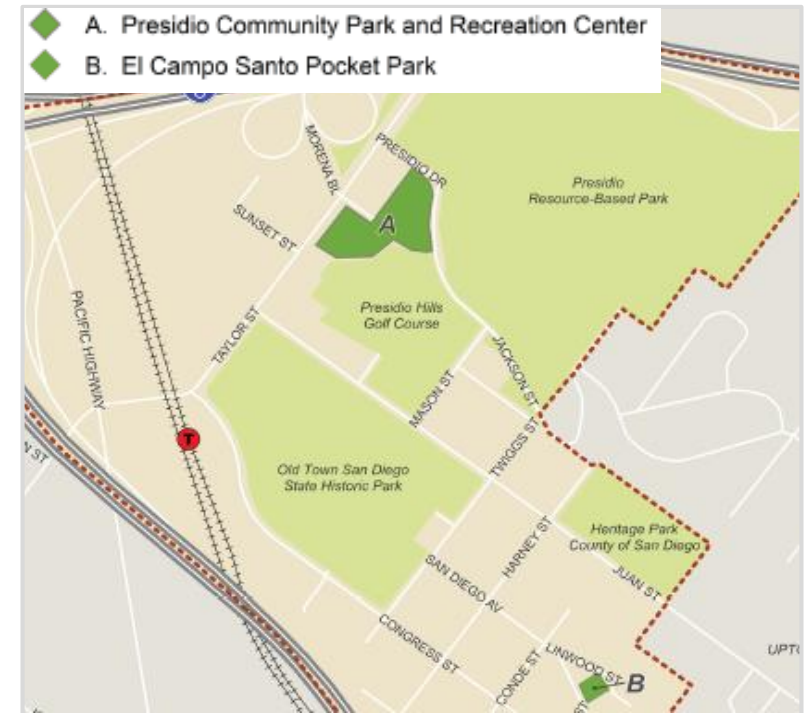


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Recreation

- Existing park acreage meets future population-based park needs
- Improvements to park facilities recommended
- Presidio Recreation Center expansion recommended





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COMMUNITY PLAN UPDATE

Commissioner Questions and Comments